

**MINUTES
CITY OF ST. CHARLES, IL
ST. CHARLES CORRIDOR IMPROVEMENT COMMISSION
Wednesday, September 3, 2014**

Members Present: Chair English, Kane, Dechene, Hauser and Pietryla

Members Absent: Vice Chair Schuetz and Potts

City Staff Present: Matthew O'Rourke
Karla McCleary, Recording Secretary

Others Present: Ben Grigaliunas - Baltria Classic Cars of St. Charles
Mary Claire Malloy - SavWay Liquors

1. Opening of Meeting

The meeting was convened by Chair English at 7:07 p.m.

2. Approval of Amended Agenda to begin discussion with 4200 E. Main St., (Baltria)

A motion was made by Pietryla and seconded by Kane to approve the agenda.

Voice Vote: Unanimous; Nays: None; Members Absent: Vice Chair Schuetz and Potts

Motion Carried.

3. Approval of minutes from July 2, 2014

A motion was made by Dechene and seconded by Pietryla to approve the August 6, 2014 minutes of the Corridor Improvement Commission.

Voice Vote: Unanimous; Nays: None; Members Absent: Vice Chair Schuetz and Potts

Motion Carried.

4. Discussion Items

B. 4200 E. Main Street, (Baltria)

O'Rourke introduced Grigaliunas to everyone and asked he explain what his landscaping plans are. Grigaliunas said Wasco Nursery has designed the architecture and plantings that will include a plantation wall as a border with ornamental trees, shrubs, grasses and various perennials. Dechene asked Grigaliunas about the height of the boxwoods and depth of the beds. Grigaliunas said the boxwoods will be 18 – 24 inches tall and the beds are 20 feet deep. The beds

will include pavers in and around the plants and a string of lighting will be placed along the wall. O'Rourke said you would be looking down and into the beds when viewing from Rt. 64 and the wall is 162 feet in length. Grigaliunas said there will be a ramp used to display the classic cars in a setting of colorful flowers and pavers.

Dechene said there could be drainage issues with use of non-native plantings. Grigaliunas said there was a drainage pipe in place that will help with that. Dechene suggested putting in some native switch grasses instead of *Feather Reed Grass* and Grigaliunas said he would be happy to make that change. Both Pietryla and Kane also liked the idea of implementing native plantings.

Chair English asked for opinions on the planting of *Catmint* and added that it can spread excessively. Grigaliunas said *Catmint* is very durable however, he would be open to new ideas. Dechene agreed that it is very tough and is used everywhere. Chair English suggested Day Lilies and Dechene thought they may not be tough enough. Dechene asked Grigaliunas if his landscape plan is a formal set-up and Grigaliunas confirmed that it was.

Hauser asked how tall the glass is on the building and how tall the Hydrangea tree would be. Grigaliunas said the glass is 12 – 14 feet tall and the tree is approximately 5 – 6 feet tall. Hauser asked what kind of stone would be used for the pavers. Grigaliunas said the stone would consist of natural colors in browns and beiges. Pietryla asked if the pavers would have a gap between them and Grigaliunas said they would be flush together.

Dechene asked about water accessibility. Grigaliunas said he has his own well and may run a line to irrigate.

Hauser asked if there is a freestanding sign in place. O'Rourke said there is no sign there and asked Grigaliunas if he has received any letters from the City with regards to Sign Amortization. Grigaliunas said he had not received any letters from the City about this. Grigaliunas said his sign has an elegant look and he would like their logo added to the sign.

Grigaliunas said the landscaping cost will be \$22,500. Chair English said this is one of the Commission's targeted areas for improvement and asked O'Rourke how much he is eligible for. O'Rourke said he is eligible for half of what the bottom line is and at this time, there is approximately \$20,000 left. Chair English stated there is the potential for a SavWay grant. O'Rourke asked Malloy, from SavWay, to confirm that \$5,000 would be the total for her landscape plan. Malloy said that it was. O'Rourke said Grigaliunas would be eligible for a Corridor Improvement Grant not to exceed \$11,000.

Chair English requested a motion be made to recommend approval.

A motion was made by Pietryla and seconded by Hauser to approve a Corridor Improvement Grant for Baltria Classic Cars at 4200 E. Main Street not to exceed \$11,000.

Voice Vote: Unanimous; Nays: None; Absent: Vice Chair Schuetz and Potts

Motion Carried.

O'Rourke said this will go to Council Committee on Monday, September 8, 2014 and someone from Balthia should be present. Grigaliunas said someone would be there.

A. 2580 W. Main Street (Sav Way)

Malloy brought her landscape drawing to review with Commission. Malloy said there is an amendment to the project that consists of moving and utilizing existing rocks on property. Malloy stated they will be creating a burnham of *Korean Lilac Hedges* that are very hardy and go up quickly. In addition, they will be using more prairie grasses and along Fieldgate Road they will be adding *Salvia* for color. Malloy said costs associated with this project are \$4,800 for the plantings originally planned plus \$100 for the drawing fee. In addition, there will be an additional \$400 for the removal of bushes along the building and \$600 for additional plantings as mentioned above.

Dechene asked where water is available and Malloy stated there is water but she is not sure exactly where it is located. Malloy said her staff will be committed to watering.

Pietryla asked if the area by the sewer cap flooded. Malloy said it does not. O'Rourke said it is a storm sewer and it captures water as it draws from the parking lot and Malloy's landscaper is doing a good job staying away from this area.

Chair English asked if there were any comments on species being considered. Dechene encouraged use of natives and finding a green that would complement the lime colored Hydrangeas. Dechene favors switch grasses instead of *Feather Reed Grass*. Malloy stated she is willing to make substitutions. O'Rourke said any changes could be emailed to him.

Chair English asked if there are any color considerations. Malloy said she prefers something muted; no loud colors. O'Rourke agreed, saying something loud would clash with the building. Malloy said the plan includes approximately 30 feet of landscape facing Main Street that will be neat and tidy.

Hauser asked what the base of the sign is made of. Malloy said it will be boulders in various sizes in muted colors with mulch under the sign and under the hedges as well.

Kane said she is pleased with the plan and would like to know what the timetable would be with a recommendation provided at the meeting tonight. O'Rourke said he can put this on the agenda for next Monday, September 8, 2014.

Chair English reviewed costs and requested a motion be made to recommend approval of the landscape plan for Sav Way in the amount of \$2,975.

A motion was made by Hauser and seconded by Pietryla to recommend a Corridor Improvement Grant for the Sav Way project at 2580 W. Main Street for a total amount not to exceed \$2,975.

Voice Vote: Unanimous; Nays: None; Absent: Vice Chair Schuetz and Potts

Motion Carried.

Malloy asked if she should show up at Monday night's meeting. O'Rourke said yes and if Malloy wanted to make any changes to send them over to him by Friday, September 5, 2014. Malloy stated her landscaper is anxious to get this done.

C. CIC Program Eligible Properties (Discussion Only)

O'Rourke said he had a conversation with City Administrator, Mark Koenen, about placement of a "Welcome to St. Charles" sign that the City has. Suggested locations are along Route 25 or Route 31, however, these locations are outside of the CIC main corridors. Would the CIC be interested in expanding the roadway improvement scope and amend the code to do so? Other gateways in St. Charles could also be considered. Chair English said he is in favor of further discussions and to figure out a way to define this. O'Rourke said bring something back to the next meeting.

5. Additional Business

There was none.

6. Announcements and Upcoming Meetings

Next CIC Meeting – October 1, 2014

7. Adjournment

A motion was made by Kane and seconded by Dechene to adjourn the meeting.

Voice Vote: Unanimous; Nays: None; Members Absent: Vice Chair Schuetz and Potts